

1 BILL NO. R-87-10-32

2 DECLARATORY RESOLUTION NO. R-77-87

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as
1933 E. Wayne Street, Fort Wayne,
Indiana 46803. (Deister Machine
Company, Petitioner).

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Lots Numbered 2 through 10 in
13 Bass, Simons and Baird Addition
14 to the City of Fort Wayne accord-
15 ing to the plat thereof, recorded
16 in Plat Record 2 at page 95 of the
17 records in the Office of the Re-
corder of Allen County, Indiana.
Subject to any visible encroach-
ments, easements and/or right
aways;

18 said property more commonly known as 1933 E. Wayne Street, Fort
19 Wayne, Indiana 46803;

20 WHEREAS, recommendations have been received from the
21 Committee on Finance and the Department of Economic Development
22 concerning said Resolution;

23 WHEREAS, notice of the adoption and substance of said
24 Resolution has been published in accordance with I.C. 5-3-1 and
25 a public hearing has been conducted on said Resolution;

26 WHEREAS, if said Resolution involves an area that has
27 already been designated an allocation area under I.C. 36-7-14-39,
28 the Fort Wayne Redevelopment Commission has adopted a Resolution
29 approving the designation.

30 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
31 THE CITY OF FORT WAYNE, INDIANA:
32

1 Page Two

2 SECTION 1. That, the Resolution previously designating
3 the above described property an "Economic Revitalization Area" is
4 confirmed in all respects.

5 SECTION 2. That, the hereinabove described property is
6 hereby declared an "Economic Revitalization Area" pursuant to
7 I.C. 6-1.1-12.1, said designation to begin on the effective date
8 of this Resolution and continue for a one (1) year period. Said
9 designation shall terminate at the end of that one (1) year period.

10 SECTION 3. That, said designation of the hereinabove
11 described property as an "Economic Revitalization Area" shall
12 only apply to a deduction of the assessed value of both real
13 estate and personal property.

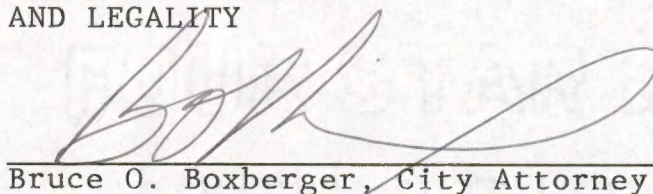
14 SECTION 4. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is
15 hereby determined that the deduction from the assessed value
16 of the real property shall be for a period of six (6) years.

17 SECTION 5. That this Resolution shall be in full force
18 and effect from and after its passage and any and all necessary
19 approval by the Mayor.

20
21 

Councilmember

22
23 APPROVED AS TO FORM
24 AND LEGALITY

25 
26 Bruce O. Boxberger, City Attorney
27
28
29
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31
32

Read the first time in full and on motion by E. Stark
seconded by Stin, and duly adopted, read the second time
by title and referred to the Committee Finance (and the Ci:
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Way:
Indiana, on Thursday, the 10th day of
November, 19 87, at 7:00 o'clock P.M., E.

DATE: 10-27-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. Stark
seconded by Stin, and duly adopted, placed on its
passage. PASSED (Lost) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>				
<u>BRADBURY</u>	<u>✓</u>				
<u>BURNS</u>	<u>✓</u>				
<u>EISBART</u>	<u>✓</u>				
<u>GIAQUINTA</u>	<u>✓</u>				
<u>HENRY</u>	<u>✓</u>				
<u>REDD</u>	<u>✓</u>				
<u>SCHMIDT</u>	<u>✓</u>				
<u>STIER</u>	<u>✓</u>				
<u>TALARICO</u>	<u>✓</u>				

DATE: 11-10-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. Q-7787
on the 10th day of November, 1987

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. Giaquinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 12th day of November, 1987,
at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 13th day of November,
19 87, at the hour of 10:00 o'clock A.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Deister Machine Company

Site Location: 1933 E. Wayne Street
Fort Wayne, IN 46803

Councilmanic District: 1st Existing Zoning: M-2

Nature of Business: Screening & sizing aggregate

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u>X</u>
Urban Enterprise Zone	<u> </u>	<u>x</u>
Redevelopment Area	<u> </u>	<u>x</u>
Platted Industrial Park	<u> </u>	<u>x</u>
Flood Plain	<u> </u>	<u>X</u>

Description of Project:

Two new steel buildings totaling 19,000 sq. ft. with oranes, lighting
and sprinkler system. In addition manufacturing machinery to process
aggregate

Type of Tax Abatement: Real Property X Manufacturing Equipment X

Estimated Project Cost: \$1,510,000 Permanent Jobs Created: 25+

STAFF RECOMMENDATION:

As stated per the established policy of the Division of Economic Development, the following recommendations are hereby made:

- 1.) Designation as an "Economic Revitalization Area" should be granted. X Yes No
- 2.) Designation should be limited to a term of 1 year(s).
- 3.) The period of deduction should be limited to 6 year(s).

Comments:

Staff *Guy Heathman*
Date 10/22/87

Director *Mark D. Bell*
Date 10/22/87

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

<u> </u>	Real Estate Improvements
<u> </u>	Personal Property (New Manufacturing Equipment)
<u> X </u>	Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: DEISTER MACHINE COMPANY

Address of Applicant's Principal Place of Business:

1933 E. Wayne Street

Fort Wayne, Indiana 46803

Phone Number of Applicant: (219) 426-7495

Street Address of Property Seeking Designation: 1933 E. Wayne Street

Fort Wayne, Indiana 46803

S.I.C. Code of Substantial User of Property: 3532-3432-3559

B. <u>PROJECT SUMMARY INFORMATION:</u>	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u>X</u>
Is the project site within the rivergreenway area?	<u> </u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u> </u>	<u>X</u>
Is the project site within a platted industrial park?	<u> </u>	<u>X</u>
Is the project site within the designated downtown area?	<u> </u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u>X</u>

Will the project have ready access to City Water? X
Will the project have ready access to City Sewer? X
Is any adverse environmental impact anticipated by
reason of operation of the proposed project? X

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2
What zoning classification does the project require? M-2
What is the nature of the business to be conducted at the project site?
Manufacturing machinery to screen and size aggregate

D. Real Estate Abatement:

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?
Good condition masonry Bldg. 1912, - Two frame buildings - Bad Condition to be demolished
Steel building 1965 good condition- Masonry Office Building 1972 Excellent

What is the condition of structure(s) listed above? Excellent to Bad

Current assessed value of Real Estate:

Land	<u>\$22,000</u>
Improvements	<u>\$64,100</u>
Total	<u>\$86,100</u>

What was amount of Total Property Taxes owed during the immediate past year? \$7657.74 for year 19 86.

Give a brief description of the proposed improvements to be made to the real estate.

Two new steel building totaling 19,000 sq. ft. and with cranes, lighting and
sprinkler system. Heavy industrial steel buildings.

Cost of Improvements: \$ 1,245,000.00

Development Time Frame: Seven months total including engineering

When will physical aspects of improvements begin? Immediately

When is completion expected? April 15, 1988

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \$284,430

What was amount of Personal Property Taxes owed during the immediate past year? \$20,666.10 for year 19 86.

Give a brief description of new manufacturing equipment to be installed at the project site.

1 - 36" x 168" Engine Lathe

1 - 52" Vertical Turret Lathe

1 - 72" Radial Arm Drill

4 - 600 Amp Welding Machines

1 - CNC Lathe

4 - Bridge Cranes

Cost of New Manufacturing Equipment? \$ 265,000.00

Development Time Frame:

When will installation begin of new manufacturing equipment? November 1, 1987

When is installation expected to be completed? April 15, 1988

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 80

How many permanent jobs will be created as a result of this project?
25+

Anticipated time frame for reaching employment level stated above?
Immediate

Current annual payroll: \$2,300,000

New additional annual payroll: \$600,000

What is the nature of the new jobs to be created?

Machinists, Welders, Assemblers, Laborers and a Truck Driver

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The property is land locked. The railroad to the North, Wayne bounds the South.

A foundry to the West and the property to the East is owned by Falstaff Brewery

and not for sale. Some of the existing buildings are beyond repair and will be

removed. Others are obsolete due to low height and light weight structural

components.

In what Township is project site located? Wayne - City

In what Taxing District is project site located? City of Fort Wayne

G. CONTACT PERSON:

Name & address of contact person for further information if required:

Mr. Mark Deister - 219-426-7495 - Vice President of Manufacturing

Phone number of contact person (219) 426-7495

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Mark Deister
Signature of Applicant

October 19, 1987
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner or property to be designated).

Lots Numbered 2 through 10 in Bass, Simons and Baird Addition to the City of Fort Wayne according to the plat thereof, recorded in Plat Recrod 2 at page 95 of the records in the Office of the Recorder of Allen County, Indiana. Subject to any visible encroachments, easements, and/or right aways.
Commonly known as 1933 East Wayne Street, Fort Wayne, Indiana

7797
Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Economic Development Q-87-10-32

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of
an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property
commonly known as 1933 E. Wayne Street, Fort Wayne, Indiana 46803.
(Deister Machine Company, Petitioner).

EFFECT OF PASSAGE Two frame buildings will be demolished and two new
heavy industrial steel buildings will be constructed, totaling 19,000
sq. ft. with cranes, lighting and sprinkler system. The addition
of new manufacturing machinery to process aggregate.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,510,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-87-10-32

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (ORDINANCE) (~~RESOLUTION~~) confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1
for property commonly known as 1933 E. Wayne Street, Fort
Wayne, Indiana 46803 (Deister Machine Company, Petitioner)

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(~~RESOLUTION~~)

YES

NO

[Signature]

BEN A. EISBART
CHAIRMAN

[Signature]

JAMES S. STIER
VICE CHAIRMAN

[Signature]

CHARLES B. REDD

[Signature]

DONALD J. SCHMIDT

[Signature]

SAMUEL J. TALARICO

CONCURRED IN 11-10-87

SANDRA E. KENNEDY
CITY CLERK

All America City



Most Livable City

THE CITY OF FORT WAYNE

October 28, 1987

Ms. Marilyn Romine
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Romine:

Please give the attached full coverage on the date of
October 31, 1987, in both the News Sentinel and Journal
Gazette.


RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-87-10-31 & R-87-10-32
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from
both newspapers.

Thank you.

Sincerely yours,


Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-87-10-31 AND R-87-10-32)

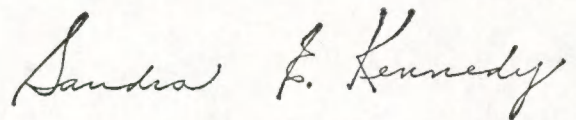
Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on October 27, 1987,
date
designating property at 1933 E. Wayne Street, Fort Wayne, Indiana
(Deister Machine Company, Petitioner)

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, November 10, 1987 at 7:00 P.M.
date, time & place
City-County Bldg., One Main Street, Common Council Conference Room
128, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.



Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
(Governmental Unit)
Allen
County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines
Head number of lines
Body number of lines
Tail number of lines
Total number of lines in notice

COMPUTATION OF CHARGES

23 lines, 1 columns wide equals 23 equivalent lines at .300¢ \$ 6.90
Additional charge for notices containing rule or tabular work (50 per cent of above amount)
Charge for extra proofs of publication (1.00 for each proof in excess of two) 2 extra 2.00
TOTAL AMOUNT OF CLAIM \$ 8.90

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Oct. 31, 19 87 Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 10/31/87

Subscribed and sworn to me before this 31st day of October 19 87
Anne M. Perkins Notary Public
My commission expires November 29, 1989

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-87-10-31 AND R-87-10-32)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on October 27, 1987, designating property at 1333 E. Wayne Street, Fort Wayne, Indiana (Deister Machine Company, Petitioner) an economic revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, November 10, 1987 at 7:00 P.M. City-County Bldg., One Main Street, Common Council Conference Room 128, Fort Wayne, IN
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

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Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

4

17

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23

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Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 39, Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Oct. 31 19 87

Title CLERK

FORM #901

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose

that he/she is CLERK of the

JOURNAL-GAZETTE

DAILY

a newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy,

which was duly published in said paper for one time the dates of publication being

as follows:

10/31/87

Subscribed and sworn to me before this 31st day of October 19 87

Anne M. Perkins Notary Public

November 29, 1989

My commission expires

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Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

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City Clerk